



Town of Tiburon

STAFF REPORT

accommodate four cars parked in tandem. The area around the garage would be excavated to create a level area. A retaining wall and railing would be installed adjacent to this excavated area.

In addition to the new detached garage, the project would include the conversion of the existing garage to living space. Other improvements would include the creation of a new driveway for access to the detached garage, replacement of windows throughout the existing residence, installation of new siding on a portion of the building, addition of screening trellises, addition of a new deck on the south side of the residence, and a new skylight on the east side of the roof. A new fence and entry monuments would be installed along the front property line, and new fencing would be installed along portions of the side property lines.

The applicant is requesting the removal of several protected trees on the property to accommodate the proposed improvements. Five pine trees (approximately 60 inches circumference) along the north property line, two pines (approximately 60 inches) near the south property line, one acacia and one pine tree (approximately 60 inches) adjacent to the existing garage, and a cypress tree (approximately 70 inches) in the location of the proposed driveway are requested to be removed. A tree removal plan has been submitted and will be made available at the Design Review Board meeting.

The project would add approximately 733 square feet to the residence. The property would remain in compliance with the floor area requirements. The project would increase the lot coverage from 16.3% to 20.5%. Since the maximum lot coverage for the property is 15%, a variance for excess lot coverage is requested.

ANALYSIS:

Design Issues

The proposed garage would have a modern but simple design. The garage would be a rectangular structure with gabled roofs on either end. The siding of the structure would be a mixture of cement plaster and horizontal wood siding, with metal accents. Rectangular aluminum windows would be installed on the north (left) side and east side (rear) of the structure.

The existing residence would be remodeled to match the modern design of the detached garage. The residence would have new windows installed throughout, and new architectural features would be installed: a canopy over the entryway, vertical shade structure near the entrance, horizontal shade trellises on the south side of the building, deck replacement/expansion on the south side, combination of new cement plaster siding and existing wood siding.

The new fencing around the property would be a combination of wood and welded wire. The design would be geometric, and would have a non-repetitive pattern. The fence would have a modern design to match the new garage and remodeled residence.



Town of Tiburon

STAFF REPORT

The improvements would keep the residence on a single story, and the residence and garage would have consistent exterior treatments. For these reasons, no adverse view or privacy impacts are expected. A color and materials board will be available at the Board meeting.

Zoning

As previously mentioned, the proposed dwelling would not comply with the lot coverage regulations of the RO-2 zoning district. The project would be in compliance with all other zoning district requirements.

Variance

In order to grant the requested variances, the Board must make the following findings as required by Section 4.03.05 of the Tiburon Zoning Ordinance:

- 1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.**

The topography of the site is such that the adjacent property to the north has a view corridor directly over the roof of the applicant's residence. If the applicant were to construct an addition while complying with the lot coverage requirements, a second story addition would be an option. However, an addition on the second story would adversely impact the view of the neighbor to the north. Since many of the adjacent homes are two story buildings, the physical characteristics of the site deprive the applicant of privileges enjoyed by other properties in the vicinity.

- 2. The variance will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and in the same or similar zones.**

The following variances for excess lot coverage have been approved for properties in the adjacent neighborhood, within the R-O zoning district:

Project Address	Lot Coverage Approved	Year Approved
55 Rolling Hills Road	26%	1997
2 Rolling Hills Road	NA	1978
227 Round Hill Road	17.5 %	1983
237 Round Hill Road	23%	1981
285 Round Hill Road	19.8%	1998
2 Tara Hill Road	NA	1978
8 Tara View Road	18%	2002

Town of Tiburon

STAFF REPORT



The above chart is not a complete list of the lot coverage variances that have been approved in the neighborhood, however, the conclusion could be made from the given data that approving the variance would not constitute a grant of special privilege to the applicant.

3. The strict application of this Ordinance would result in practical difficulty or unnecessary hardship.

The existing residence is significantly under the allowed floor area for the property, and is smaller than most homes in the vicinity. The applicant is requesting an addition that would bring the residence closer to the existing neighborhood character in terms of size. If the Ordinance is strictly applied for this project, the applicant could design a second story addition to comply with the lot coverage regulations. Since it is unlikely that a second story addition would be approved based on the potential view impacts to adjacent residences, it would be an unnecessary hardship to strictly apply the Ordinance.

4. The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.

As proposed, the project would not result in significant view, privacy or other impacts detrimental to the public welfare or injurious to other properties in the vicinity.

Public Comment

No public comment has been received regarding this application, although the applicant has indicated that plans for the project have been circulated to several other homes in the vicinity.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Sections 4.02.07, 4.03.05 (Guiding Principles, and Variance Findings) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board finds that the design of the project is consistent with the Guiding Principles for Site Plan and Architectural Review, and all necessary findings can be made for the variance for excess lot coverage, then it is recommended that the project be approved with the attached Conditions of Approval.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated June 7, 2004.
3. Applicant's findings for the variance.
4. Plans for the project

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 222 Round Hill Road FILE #20418

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. The development of this project shall conform to the application and plans dated by the Town of Tiburon on May 7, 2004, or as amended by these conditions of approval. Any modifications to the plans must be reviewed and approved by the Design Review Board.
3. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
4. No lighting shall be installed in the wells of the skylights; the skylights shall be tinted in a non-reflective manner.
5. Plans submitted to the Building Department for plan check shall be identical to those approved by the Design Review Board. If any changes are made to the approved Design Review plans, the permit holder is responsible for clearly identifying all such changes when submitted to the Building Department for plan check. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted plans. A list describing in detail all such changes shall be submitted and attached to the building plans, with a signature block to be signed by the Design Review Staff member indicating that these changes have been reviewed and are approved, or require additional Design Review. All changes that have not been explicitly approved by Staff as part of the Building Plan Check process are not approved. Construction that does not have Design Review approval is not valid and shall be subject to stop work orders and may require removal.